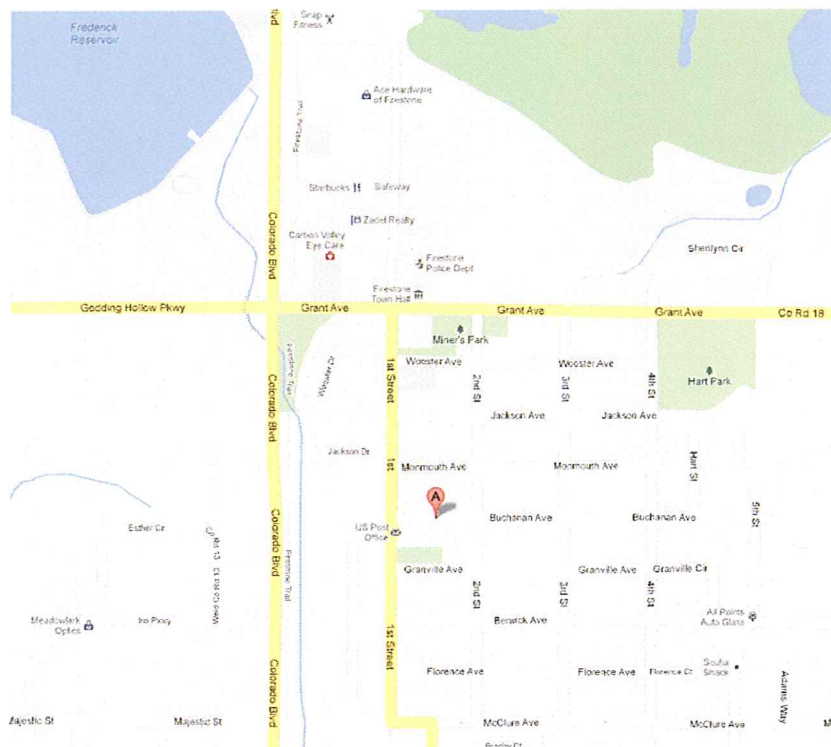


Outline Development Plan
Carbon Valley Help Center
Town of Firestone
County of Weld
State of Colorado
Sheet 1 of 3

Vicinity Map



(not to scale)

Owner/Developers
Carbon Valley Help Center
150 Buchanan Street
Firestone, Colorado 85020

Legal Description
150 Buchanan Street
Firestone, Colorado 80520
Block 15, Lots 7 & 8, Firestone, CO



Project Concept

The Carbon Valley Help Center ("Center") is a commercial activity to provide short-term food assistance, human service assistance and referrals to area residents.

Regional Impacts

The Center is expected to have positive community-building impacts on the region. As the Center is only intended to be open a few days per week with limited hours, it is not expected to have any negative impacts on the area.

Environmental Information

There are no known environmental conditions on the property.

Utilities

The existing building on the property has existing public water and sewer service.

Grading Concept

No grading will be performed on the site.

Service Requirements

The property is already served by the Frederick Firestone Fire Protection District, the Carbon Valley Recreation District and the Town of Firestone for municipal services and police protection.

Circulation Systems

The property is accessed by Buchanan Avenue and a public alley at the rear of the property.

Land Use and Zoning

The property is currently zoned R-1. The proposed zoning is Planned Unit Development with the Neighborhood Center land use category ("PUD-NC"). The PUD-NC zoning for this property provides for the land uses necessary to operate the Center and all public and municipal uses.

Density

The density of the application is one existing primary structure on one lot.

Building Height

The height of the existing primary structure is approximately 25 feet in height.

Land Use Table

There is an existing primary building on the existing 6,250 square foot lot.

